

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
MINUTES  
JULY 28, 2009**

**A. CALL TO ORDER**

The meeting was called to order at 3:05 p.m. by Madsen, Chair.

Members present:	Leota McManus, Rich Heininger, Mary Laustrup and Matt Madsen
Members absent:	None
Staff present:	Brenda Carrico, Courtney Harter and Tina Hochwender
Others present:	Candace McClenahan, Joe Kueper, Ron Pierce, Nick Petersen, John Sneller, Neil Vacek, Diane McKee, Nancy Schulze, Gina Primmer, Jill Struyk, Mary Lou McGinn, Jessica Buckley, Pastor Harry Wallar, Carrie England, Ken Petersen, and Brian Hunter

**B. APPROVAL OF MINUTES**

Motion by McManus, seconded by Heininger, to approve the June 17, 2009 minutes. Motion approved.

**C. APPROVAL OF AGENDA**

Motion by Heininger, seconded by McManus, to approve the agenda. Motion approved.

**D. PUBLIC HEARING/REGULAR MEETING**

1. Applicant Presentations

Madsen reviewed the presentation process and stated that CDAC will review and rank the applications, meet with City Staff and make recommendations to the City Council for their review and approval.

Carrico stated that City Council will review and approve the CDBG budget at their August 10, 2009 meeting.

(a) FoGe Investments, LLC – Creek Top Cottages – Sneller stated that they are requesting funds for rehab of the Creek Top Cottages. They have turned a corner in the neighborhood and feel the area is worth saving. They have started a bicycle club among many other positive activities in the area. They have been working on the units for three years. There are seven units and they have four completed. They have spent \$200,000 to date. All their own money financed by 1<sup>st</sup> National Bank, truly investing in the neighborhood. Heininger asked how many square feet are the units. Sneller responded that the units are approximately 400 square feet. Rents range from \$400-490 per month.

(b) Community Housing Investment Corporation – Infil Program & Blighted Removal Program – Kueper provided an update on their new Energy Star

Certified homes. These homes are projected to save homeowners \$700 per year in energy costs and sale for \$110,000. Their first home is located at 3436 Avenue A. It is 1100 square feet, 3 bedrooms and no garage. However there is space for a garage in the rear. They continue to collaborate with other area agencies providing housing. This year they received \$90,000 from the State of Iowa Housing Trust Fund program through the Iowa Finance Authority. These funds will assist with their match requirement with the HOME funds. Iowa West Foundation funds used to meet this requirement, but did not receive these funds this year.

- (c) League of Human Dignity - Barrier Removal Program (BRP) – England stated that their main goal is to increase the amount of accessible housing in the community. Received an Iowa West Foundation Grant that they are able to combine with the CDBG funds to increase the number of units assisted each year. They continue to have a waiting list.
- (d) Fuller Center – Pierce explained that there is a need for housing repair/renovations of owner occupied existing homes in the City. They have completed four homes to date, two in Council Bluffs and 2 in Avoca. Of the four units, two were female headed households, one 62 years of age and the other 80 years of age. They would like to do three to four projects in Council Bluffs utilizing CDBG funds. Madsen asked about the in-kind as other funding. Pierce stated that it included volunteer hours and donations of materials. Carrico asked how they would identify clients. Pierce stated that they intended to advertise, work with the City Rehab. Division, and expand partnerships. Additionally, Pierce stated that clients must be 55 years or over, a home-owner, and in the 50-70% median household income range.
- (e) EverGreen Real Estate Development Corporation – The Rose of Council Bluffs L.P. - McClenahan explained that they are proposing a 76 unit affordable assisted living facility. Have completed four similar projects in Iowa. All of them have waiting lists and are filled with in the first year. They had four other locations in mind for their next project. They chose Council Bluffs due to its high population growth of persons 65 and older and of which 25% of these persons will have incomes at or below \$25,000 per year. The maximum allowable income for their project will be 60% of the area median income. This typically is \$22,320 to \$32,220 annually.
- (f) Family Housing Advisory Services – Vacek explained that FHAS is the only comprehensive HUD-certified housing counseling agency in the Council Bluffs and Omaha metropolitan area. Last year FHAS received additional funding from the Iowa Finance Authority, Iowa Legal Aid, Iowa Attorney General and Iowa Homeownership to assist with foreclosure prevention. The Council Bluffs FHAS office serves as the call center for Iowa Homeowner Education Project, particularly foreclosure prevention activities. The services FHAS provides include the Tenant Services Program, Homeownership Program, Foreclosure Prevention, and Fair Housing Center. New in 2009, is the Earned Income Tax Credit Program.

- (g) K.C. Petersen Construction – Council Bluffs Art Center – N. Petersen, explained that they would like to acquire the vacant Salvation Army building on Mynster and North 7<sup>th</sup> Street and turn it into an art school and veterans center. They want to continue to see new investment in the neighborhood, for example Boxer BBQ and the beauty salon. The building needs to have a sprinkler system installed. This is the number one priority. Additionally, the building needs to have a handicap ramp installed, a sump pump installed, repairs made to the parking lot, and a fence from Mynster to North 7<sup>th</sup> Street installed. There is room for 10 artist studios. The artist would rent space and provide classes to the neighborhood kids for free. The types of classes will include vocational trades such as framing and welding. Heininger asked how old the building is. K. Petersen said the building is a good solid building constructed in 1966. Hochwender asked if the artists would rent the space and teach classes for free. N. Petersen stated yes. Hochwender asked how many students they were anticipating to serve. N. Petersen stated 200, assuming 10 teachers with 20 students per teacher.
- (h) Catholic Charities – Phoenix House – McKee reported that they have served over 150 women and children so far this year. Their number one goal continues to be to provide safe housing. Their second goal is to provide permanent safe housing. This year they added to their program a housing counselor to focus on housing issues. This person looks at a clients housing history and the clients housing goals and assists the client in achieving that goal while dealing with past issues. Transportation and income are also looked at.
- (i) New Visions – Wallar stated that this is the only men's emergency shelter in Southwest Iowa, only single men and women's transitional housing facility in Southwest Iowa and the only meal site in Southwest Iowa. To date they have provided 30,000 nights of emergency shelter, 25,000 nights of transitional housing, and 35,000 meals. Laustrup asked if Mary was still a volunteer there. Wallar stated yes she continues to volunteer 3000 hours. Heininger asked if the persons staying in transitional shelter work and how many paid staff are there. Wallar stated that some work at the thrift store. Currently they have four paid staff. One is at the thrift store.
- (j) MICAH House – Schulze introduced Jessica Buckley, their new Public Support Director. Their new facility is open. Capacity has increased from 48 to 90 persons. Overall the new facility is three times larger than the old facility. The new facility operates much more efficiently. CDBG funds are sought for operations and staff salaries. They continue to rely on volunteers.
- (k) Heartland Family Service – Pottawattamie County Homeless Link Program (PCHL) - Schulze stated that PCHL works out of MOHM's, MICAH and Transitions. A new component of the program is providing rent assistance for 3-6 months for homeless or near homeless at scattered sites. Last year they served 1835 individuals and the following year it was 1200. They had a decrease in HUD Supportive Housing Program funds, hence the request for CDBG funds.

- (l) Heartland Family Service – Heartland Homes - Schulze reviewed the Permanent Supportive Housing program. It is located on the Lakin Nonprofit Campus. It opened in August of 2008. It is comprised of 16 units and can serve up to 70 persons. From August 2008 to present they have served 53 persons. This is the only permanent supportive housing program in Council Bluffs. The program meets a need identified in the Wilder Research study and Homes for All study. The average length of stay is 18-24 months. The program was awarded three years of funding from the HUD Supportive Housing Program. The CDBG funds requested are a match to those funds.
- (m) Habitat for Humanity – Primmer stated that they have no changes in their request for CDBG funds. The funds will continue to be utilized to acquire property for the construction of homes for the 30-60% area median income households. Finding the average cost of a vacant or blighted property is costing approximately \$45,000. The CDBG funds assist in the acquisition of 3-4 lots per year on average. Habitat tries to complete 10-12 homes per year. Madsen asked how many lots they had in inventory right now and the anticipated number of homes they plan to complete this year. Primmer stated that Habitat has 3 lots in inventory right now and they plan to complete 8 or 9 homes this year. Habitat will be completing its 70<sup>th</sup> home soon. Investing in Habitat is an opportunity to invest in families and communities.

Madsen asked if there were any questions or additional comments. There were none.

**E. OTHER BUSINESS –**

Madsen introduced Mary Lastrup, the new CDAC member.

**F. PRESENTATIONS FROM THE COMMITTEE MEMBERS – None.**

**G. ADJOURNMENT**

Meeting adjourned at 4:20 p.m. by Madsen, Chair.

Respectfully submitted by:

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Tina Hochwender  
Community Development Project Coordinator

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Date